



Marden Way, Petersfield

Offers Over £600,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Marden Way, Petersfield

Williams of Petersfield are privileged to offer to the market this three bedroom detached house in the sought after Herne Farm Development in Petersfield. This detached property is located in a small and quiet cul-de-sac close to Petersfield town centre. The shops, train station and amenities are easily accessible.

The accommodation comprises to the ground floor; entrance hallway with storage cupboard, cloakroom / WC and stairs to first floor, living room with two windows allowing light to flood into the room, double doors lead onto the dining room with space for table and chairs, window to side aspect and glazed door leading onto the rear garden, kitchen with space for breakfast table and chairs, a range of base and wall units with integrated electric oven, gas hob and extractor hood over, there is also space and plumbing for a dishwasher and window overlooking the rear garden, the utility room has units and a work surface with inset sink, space and plumbing for washing machine and door to the rear garden. On the first floor, there is a lovely landing with window to the side and there are three generously sized bedrooms, the master has an en-suite shower room and the family bathroom services the other two bedrooms.

Outside there is driveway parking for one car (plus an additional allocated space in the visitors bays opposite the house) and a garage adjacent to the property. There is a gate to the front providing access to the rear garden. The front garden is laid to lawn with flower and shrub borders and the rear garden is wonderfully private with lawn and patio areas, there is an abundance of trees and shrubs and the garden is enclosed by a brick wall and fencing.

Properties in Marden Way are rarely available and this is desirable property is sure to generate vast interest and viewing is highly recommended.

EPC - C
Council Tax band - E



Location

Petersfield is a market town and civil parish in the East Hampshire district of Hampshire. It is 17 miles north of Portsmouth on the A3 road. The town has its own railway station on the Portsmouth direct line, the mainline rail link- connecting Portsmouth and London (Waterloo). The town is situated on the northern slopes of the South Downs. Petersfield lies wholly within an area of outstanding natural beauty and within the boundary of the South Downs National Park. The town is on the crossroads of the well-used north-south (A3) and east-west (A272) routes and it originally grew as a coach stop on the Portsmouth to London route. Petersfield is twinned with Barentin in France and Warendorf in Germany. Petersfield is a popular location for families, due to the choices of schools available, including; Churchers College, The Petersfield School (TPS) Herne Junior school and a number of infant schools and playgroups nearby. The town centre offers a good selection of shops and facilities, including Waitrose, Tescos and Lidl supermarkets and a mixture of High street brands and local independent businesses. Being within the South Downs National Park there are a plethora of country walks and cycle paths and the jewel in the Town's crown is the Heath & Lake.

Local authority


East Hampshire District Council
Penns Place, Petersfield
Hampshire, GU31 4EX
01730 266551

Additional Information

All main services

Tenure

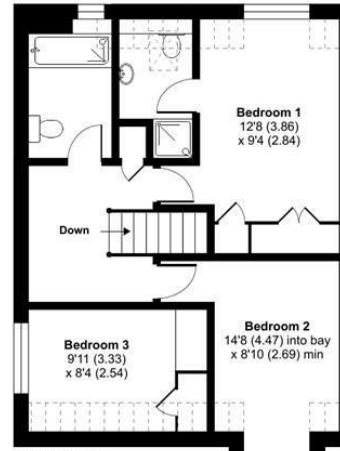
Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



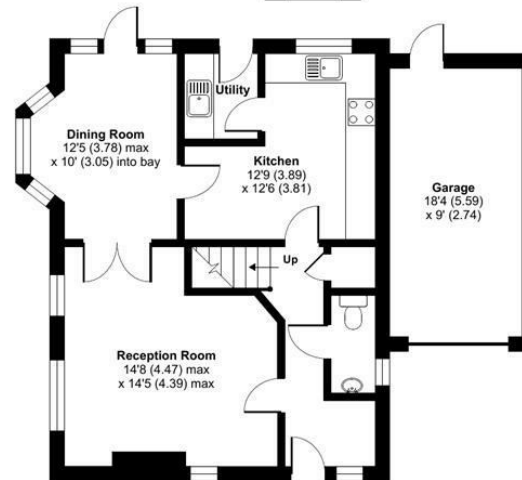
Marden Way, Petersfield, GU31

Approximate Area = 1162 sq ft / 107.9 sq m
Limited Use Area(s) = 56 sq ft / 5.2 sq m
Garage = 165 sq ft / 15.3 sq m
Total = 1383 sq ft / 128.4 sq m
For identification only - Not to scale



Denotes restricted head height

FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Williams of Petersfield. REF: 914852.

Williams of Petersfield

6 - 8 College Street, Petersfield, Hampshire, GU31 4AD

01730 233333 sales@williamsopetersfield.co.uk www.williamsopetersfield.co.uk

The Property Misdescriptions Act 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based upon information supplied by the seller. The agent has not had site of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.